Scotts Valley - [1999?]
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CHAPTER IV

OPEN SPACE AND CONSERVATION

The objectives of the Conservation and Open Space Element are to conserve and manage natural resource and open space areas for the preservation and production of resources, promote outdoor recreation and protect public health and safety. The goals, objectives, policies and actions implement these objectives.

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Open Space and Conservation

As population grows and densities increase, open space becomes a valuable commodity. The conservation of open space assures the continued availability of land for the production of food and fiber, the enjoyment of scenic beauty, for recreation, and conservation of historic and natural resources and protection of air quality. Open space lands discourage premature and non-contiguous development patterns which unnecessarily increase the costs of community services to community residents.

Open space land is defined by Government Code as any parcel or area of land or water which is essentially unimproved and devoted to an open space use and which is designated on a local, regional or state open space plan. Open space lands are described under four categories:

-areas designated for preservation of natural resources (wildlife habitat, rivers, watershed lands),
-areas of managed production of resources (forest lands, rangelands, mineral resource areas),
-areas used for outdoor recreation and scenic beauty, conservation of historic resources,
-areas where public health and safety hazards exist (unstable soils areas, fault zones).

The Land Use Map designates these open space areas.

Open Space Land Used for the Preservation of Natural Resources

Scotts Valley is typical of mountain/alluvial environment; the alluvian valleys of Carbonera Creek and Camp Evers Creek form the historic and modern core of the urban area and mountains that border the urban center. Apart from certain riparian corridors, limited vegetation and wildlife resources have continued to exist in a natural state. There are two habitat "communities" (natural associations of plants and animals in identifiable ecological settings) which are particularly important in Scotts Valley: (see Figure OS-3)

Riparian woodland is located along several area creeks, but regionally significant examples extend along Carbonero Creek between the proposed Borland International Headquarters Campus and north of Disc Drive, and along Bean Creek between MacKenzie Creek and Mt. Hermon Road. This habitat type, unique in the area because it relies on the year-round presence of fresh water, is dominated by broadleaf deciduous trees such as box elder, sycamore, black cottonwood, big leaf maple, alder, and willow. The understory is lush, including poison oak, blackberry and an abundance of herbaceous growth and decaying vegetation. Wildlife use this habitat type extensively as a corridor for travel (because of its linear character), for cover and breeding (because of its lushness), and for feeding (because of such abundant food sources as leaf-feeding insects on willow trees, berries, and fresh water).

The California Department of Fish and Game considers riparian habitats to be the most important habitat type in the state. Riparian habitats are rare (representing only 1% of the San Lorenzo River watershed) and highly threatened because they are expected to suffer the greatest decline of any habitat type in the state. Riparian habitat provides living conditions for a greater variety of wildlife than any other habitat type. Wildlife found in the riparian woodland community, but uncommon elsewhere in the area, include the pacific pond turtle, the western aquatic garter snake, the legless lizard, the wood duck, the green heron, and the red-shouldered hawk. The yellow-breasted chat and blue grosbeak, formerly found here, have become locally extinct with clearing and disruption of riparian vegetation.

The **Ponderosa pine** community is a rare assemblage of vegetation limited to sandy, infertile Zayante soils formed over Santa Margarita sandstone. In the Scotts Valley planning area, this habitat is primarily in the southwestern part of the planning area on the slopes of Mt. Hermon, but it is part of a much larger Ponderosa pine habitat that extends outside the planning area. The soil and subsoil drain very rapidly and do not retain enough water to support climax species such as redwood and Douglas fir that are common to the area. The habitat is typified by Ponderosa Pine, and also supports the rare and endangered silver-leaf manzanita, Ben Lomond spineflower, Ben Lomond wallflower and at least four endemic insect species. Unusual wildlife species occupying this habitat include the western whiptail lizard, a species of scorpion, and the locally rare Santa Cruz kangaroo rat. About half of the Ponderosa pine community (1,200 acres by 1979) in Santa Cruz County has been destroyed by development and quarrying activity.

The planning area also contains localized stands of **redwood trees**. The precise locations of the redwoods have not been mapped; however, Santa Cruz County land use and land cover maps do show stands of conifer forests within which the dominant vegetation is 51% or more needleleaf trees. The conifer forest includes redwood trees. Conifer forest areas are found throughout the planning area, but the largest areas are located along Bean Creek Road, in the Lodato Park area, along Carbonera Creek and along upper Glenwood Drive.

Oak trees over 25 inches in circumference and all **other trees** over 40 inches in circumference, as well as specified "Heritage Trees" in Scotts Valley, are subject to special regulations governing their removal. Madrone, oak or California laurel and buckeye are scattered throughout the planning area.

Many plant and animal species are specially categorized if they are identified as rare, endangered, and/or threatened by the United States Fish and Wildlife Service, the California State Department of Fish and Game, the Smithsonian Institute, and/or the California Native Plant Society.

Five examples of **rare and endangered plant species** are known to exist in Scotts Valley. They are the Silver-leaf Manzanita (Arctostaaphlos silvicola) and the Ben Lomond Wallflower (Erysimum teretifolium) the Ben Lomond Spineflower, Scotts Valley Spineflower and Scotts Valley Polygonum. Several other rare and endangered species are known to exist in the San Lorenzo Valley watershed, but have not been discovered in Scotts Valley to-date.

It is probable that between 20 and 50 locally rare plant species exist in the Scotts Valley planning area and are concentrated in specialized habitats such as **Santa Margarita sand deposits, marshy habitats**, and **grassland areas**. Examples of these habitats in the planning area are the southwestern edge of the old Skypark Airport, the remnants of the Camp Evers Bog, the open grasslands to the north along Glenwood Drive and all of the sandy areas surrounding the City. Environmental impact reports have been completed for the Skypark Specific Plan (1991), Glenwood Estates (1989-1991) and Polo Ranch (1990), describing the rare species and their location on the sites. The proposed Glenwood Golf Course residential development in the northeast, contained Chorizanthe robusta var. hartwegii, commonly called "Scotts Valley Spineflower". The spineflower did not occur on any list of rare and endangered species; however, a petition for listing it at the federal level was submitted to the U.S. Fish and Wildlife Service (USFWS). In March 1994, the USFWS officially listed the spineflower as an endangered species.

It has not been documented that the Planning Area supports breeding habitat for any **rare or endangered animal species.** Although there have been confirmed sightings of the Smiths' Blue butterfly, an endangered species, in the planning area, none have been discovered through biotic review in recent years (Glenwood, Polo, Skypark EIRs). It is probable that the Santa Cruz Kangaroo Rat, a locally rare species, also occurs in the planning area. Its most favored habitat consists of sandy soil areas such as those existing at the Kaiser Quarry.

Open Space for Managed Production of Resources

Forest lands, mineral deposits, and subsurface aquifers are the natural resources of significance located within the planning area. Open Space/Timberland Production is designated on the land use map in two areas, both outside the city limits, but within the planning area. These areas are located at the northwest portion of the planning area and east of State Highway 17, south of Lodato Park. These areas are designated open space to ensure consistency with the county's timberland production zoning designation.

An area of significant mineral deposits is also located outside the City limits, at the southwest portion of the planning area (see Figure OS-4). The area is designated mineral extraction on the city land use map and is the site of the Kaiser Sand Quarry south of Mt. Hermon Road.

The "Surface Mining and Reclamation Act" (1975) required the State geologist to designate mineral resources of regional or statewide significance. The Act also required cities to include the designations in the General Plan to ensure the mineral resources are available when needed.

Scotts Valley and the Planning area derive water entirely from subsurface hydrological features called "aquifers". The planning area is underlain by several geologic formations which form the groundwater basin. Each geologic formation has a varying ability to recharge and absorb and store water in the aquifers.

Groundwater recharge, although not a land use shown on the General Plan land use map, is a vital component of natural resource production. The Santa Margarita Sandstone, the primary **aquifer** unit in the Scotts Valley area, has the highest recharge capability of the several geological formations underlying the planning area.

Scotts Valley lies wholly in the **watershed** of the San Lorenzo River, the major drainage basin of northern Santa Cruz County (see Figure OS-5.1). Within the planning area are parts of three watersheds of major creek tributaries to the San Lorenzo River, as well as a small area which drains towards the river itself. These are the Branciforte Creek, Bean Creek and Carbonera Creek watersheds.

Most of the 7.4 square mile Carbonera Creek watershed is in the Scotts Valley planning area. Carbonera Creek is the major surface hydrological feature. It generally runs northeast to southwest through the length of the city. Camp Evers Tributary, about three quarters of a mile long, roughly parallels Mt. Hermon Road, and the approximately one mile long "west branch" of Carbonera Creek drains the Glenwood Drive area. Less than 10% of the Branciforte Creek watershed lies in the planning area. Approximately one third of the Bean Creek watershed forms the north portion of the planning area. The location of water resources is show in Figure OS-5.1.

Open Space Land Used for Outdoor Recreation, Scenic Beauty, and Conservation of Historic Resources

Park and recreation areas are described in the Parks and Recreation element of the General Plan and the 1991 Parks Master Plan. Based upon the National Parks and Recreation figure of five acres per thousand population, Scotts Valley should have 75 acres of parks and open space at buildout population of 15,000. The Parks Master Plan describes these public and private recreation areas in the City. In addition, the Parks Master Plan shows a system of trails that connect the City parks and extend to trails and parklands outside the planning area.

Not all of the parks described in the Parks Master Plan are suitable for active recreation purposes. An example is Lodato Park. Because of its physical characteristics, Lodato should be preserved as open space for passive recreational purposes, such as walking trails, picnic areas and outdoor education. Similarly, portions of the Glenwood area, as of November 1991 proposed for a golf course, should be conserved as open space. The property has areas which exceed 40% slope, special habitat communities, significant heritage trees and grassy hillsides which provide a scenic resource for Scotts Valley.
Areas of outstanding **scenic value** are significant open space features. The generally flat valleys along Carbonera Creek, its west branch tributaries, and Camp Evers tributary form a pocket in the Santa Cruz mountains within which most of the local urbanization has occurred. Hillsides immediately adjacent to these valleys have offered spectacular views for residential development such as Tabor Drive, Montevalle, Granite Creek, Navarra Drive and Whispering Pines, while forested ridgetops which remain largely undeveloped and have not been logged are an attractive focal point for many scenic views. Highway 17, which climbs from Santa Cruz on the south into the valley, offers outstanding vistas of the area. Scenic winding roads through steep redwood forested canyons border the Planning Area (Granite Creek Road, Glen Canyon Road, Vine Hill Road and Bean Creek Road).

Figure OS-1 identifies prominent forested ridges, scenic road corridors along a portion of Highway 17 and several redwood canyon riparian areas, and vistas (largely from higher vantage points toward the ridges, or toward the broad sweep of the valley below). Prominent ridges parallel Highway 17 on the east and Scotts Valley Drive on the west, surround the City limits north and west of Glenwood Drive, and follow the Bean Creek/Zayante divide in the southwest part of the City. While the mapped road corridors largely remain scenic because of dense vegetation or absence of development, the areas visible from Highway 17, Scotts Valley Drive, and Mt. Hermon Road should all be considered important. These latter areas, while not uniformly attractive at this time, are visually accessible to nearly everyone in the Planning Area and therefore make up much of Scotts Valley's visual image. In the unincorporated areas, Highway 17, Graham Hill Road and Mt. Hermon Road are designated by the County as scenic and worthy of viewshed protection. Vistas are the major places where stationary or momentary views are available because of the topography and existence of public spaces such as roads. Some of the views from these areas may be fleeting. Vista point locations should remain undeveloped so they can be used and improved as a scenic resource. Development should be situated below the ridgelines in order to protect the existing visual integrity of the city and new development should enhance the visual backdrop of the city.

Scotts Valley also has sites of significant **historic or cultural value**. The city hall site located on Civic Center Drive exemplifies the city's rich heritage; it contains both the historic Scott House and a 10,000 year old archaeological deposit.

Archaeological sites dating from prerecorded history are known to exist based on survey records of the regional site survey at Sonoma State University, from a ground reconnaissance of 95% of the city done in 1977 for the wastewater facilities plan and reports prepared through the environmental review process.

As illustrated in Figure OS-2, there are two zones of primary concern, the high and moderate sensitivity zones. The low sensitivity zones are generally found in the upland portions of the Planning Area away from fresh water, while the high and moderate zones are found in the more level areas.
Because the Planning Area is rich in archaeological resources, most of it is defined as being of high to moderate archaeological sensitivity. In order to protect undisturbed sites from vandalism, precise locations remain confidential except to professionals and property owners.

In 1990, the City completed a survey of all potential historic structures within the City limits. The Cultural Resource Preservation Commission conducted public hearings on 15 sites and structures identified in the survey. Two structures have been designated within the City described below:

Scott House - 1853. Build in 1853 by Hiram D. Scott, the Valley's namesake, this Greek revival farmhouse was originally located along Scotts Valley Drive east of its present location at the Scotts Valley Civic Center. The house is a four room, 1-1/2 story, mortice and tenon structure with a one-story attached ell. In 1936, the house was moved to its present location to make way for the widening of Scotts Valley Drive. In the 1850's, it was the state stop for the Valley. Owned by the City of Scotts Valley, the house is currently on the National Register of Historic Places, being an example of early 1850's architecture and its association with the Scott family.

Polo Barn - 1930. Designed by William W. Wurster, internationally known architect in the San Francisco Bay Area. His notable building designs are the Pasatiempo Golf Course south of Scotts Valley, and the Bank of America Headquarters and Ghiradelli Square located in San Francisco. Wurster also made a significant contribution to architectural education, becoming the dean of the architectural school and founder of the School of Environmental Design at the University of California, Berkeley.

The owner of the barn complex was Marion Hollins, a famous golfer, real estate speculator, and land developer. In the late 1920's, she developed the Pasatiempo Golf Course which was intended to rival Pebble Beach, located across Monterey Bay. Hollins was also involved in the raising of ponies for the polo circuits, having the Polo Barns complex built around 1930.

Open Space Land for Public Health and Safety

Open space areas for public health and safety include areas of extreme slopes and poor soils which are unable to support development and flood prone areas.

Outside of the relatively flat valley of Carbonera Creek and its tributaries, the Scotts Valley Planning Area is characterized by the varying slopes of the Santa Cruz mountain ridges, foothills, and gulches. Slope steepness depends largely on the geology, elevation, and soils of an area. Slope stability of upland areas varies. Several **landslides** have been mapped in the Planning Area and many more slopes show evidence of past or potential landslide activity (see Figure OS-6).

As indicated by Figure OS-7, most of the Scotts Valley uplands have **steep slopes (over 40%)** which are unsuitable for development for a number of reasons: existing access in many cases is poor, safe all-weather roads cannot be developed, soils on these slopes may be unstable and/or highly erodible, and many slopes are heavily wooded. In addition, steep slopes may require extensive cut and fill grading to establish buildable sites. Steep banks near the area's creeks are often evidence of the erosive force of floodwaters and therefore should be considered hazardous. Limited areas of moderately steep slope (25%-40%) exist within the Planning Area and could be developed under certain circumstances, but some of them are surrounded by very steep areas and are inaccessible. Gentle slopes (0% - 25%) are found on mountain ridges and in the Granite Creek, Glenwood, Carbonera Creek valley, lower Bean Creek Road, Whispering Pines, and La Cuesta Drive areas and in most of the Mt. Hermon Road area. Most of these areas have experienced some degree of development. Gentle slopes which remain rural in character are located west of the City limits in the Bean Creek area.

Flood prone areas along Carbonera Creek have been identified on the Flood Insurance Rate Map (FIRM) published by the Federal Emergency Management Agency (FEMA). The primary areas are Zone A, where floods are predicted to occur once every 100 years, and Zone B, where floods are predicted to occur every 100 to 500 years. Development in Zone A must be constructed outside or above the 100 year flood zone. Although the flood area is not designated open space on the Land Use Map, the area remains open space for drainage and riparian corridor protection.

Specific areas are usually designated open space when the constraints are precisely identified during the development process. An example of such an area is located east of Bean Creek Road, behind Victoria Woods residential subdivision. This area was originally part of the subdivision but due to slopes of 40% or more and large trees, the property was designated an open space area.

Additional open space areas may be designated by the City in the future. These areas could consist of, but are not limited to, sensitive, rare, and endangered species habitat, riparian setback areas, areas of unstable unbuildable slopes, scenic easements, new timber production zones, and mineral resource production areas.

Preservation of the scenic ridgelines, various habitat communities, trees, riparian corridors and other open space lands help conserve the **air quality** of the City of Scotts Valley, which is located in the North Central Coast Air Basin. The basin is comprised of Monterey, San Benito and Santa Cruz counties. The northwest portion of this air basin is dominated by the Santa Cruz Mountains; Scotts Valley is situated west of the mountain ridge line. Air in Scotts Valley is typically maritime in origin, as it moves over the land from the Pacific Ocean. Summers are warm and dry, while winters are mild and generally rainy. The northwesterly winds vary during the day, increasing throughout the hours of daylight. Subsidence inversions, which occur during the summer and autumn under the influence of the North Pacific summertime high pressure area, can cause air pollutants to become trapped due to decreased vertical movement and poor ventilation. Wintertime inversions, which are shallower and occur with nighttime cooling, may also tend to trap some pollutants, as well as create dense surface fog. However, midday heating usually initiates vertical air currents and improves air quality. In addition, steady winds throughout the year provide generally good horizontal ventilation.

The **Monterey Bay Unified Air Pollution Control District (MBUAPCD)** has the primary responsibility for ensuring that all state and federal ambient air quality standards are achieved and maintained within the basin. **Federal and State Air Quality Standards** are summarized in the following table:

FEDERAL AND STATE AMBIENT AIR QUALITY STANDARDS

Pollutant	Averaging Time	Federal Primary Standard	State Standard
Ozone	1-hour	0.12 PPM*	0.09 PPM
Carbon Monoxide	8-hour	9.0 PPM	9.0 PPM
	1-hour	35.0 PPM	20.0 PPM
Nitrogen Dioxide	Annual	0.05 PPM	---
	1-hour	---	0.25 PPM

Pollutant	Averaging Time	Federal Primary Standard	State Standard
Sulfur Dioxide	Annual	0.03 PPM	---
	24-hour	0.14 PPM	0.05 PPM
	1-hour	---	0.5 PPM
PM-10	Annual Average	50 ug/m3**	30 ug/m3
	24-hour	150 ug/m3	50 ug/m3

* PPM = parts per million

** Micrograms per cubic meter

The Federal Clean Air Act of 1977 required states to identify and label those regions which did not meet the federal primary standards by 1987. The Monterey Bay area did not meet those standards and was declared a non-attainment basin. However, since 1989, no violations of the federal standards have been recorded. Since 1992, the EPA as well as the State Air Resources Board and Association of Monterey Bay Area Government has urged the local air district to apply for attainment status. In March 1994, the district agreed to make application to the EPA for attainment status. When the EPA declares the basin to be an attainment area, the requirement to prepare a "15% rate of progress plan" may be eliminated.

The California Clean Air Act requires that plans be developed to attain the state ambient air quality standards. Between 1989 and 1991 there were six days in Santa Cruz County when ozone and PM-10 exceeded state standards. The 1991 "Air Quality Management Plan" (AQMP) for the Monterey Bay Region is the non-attainment plan for the area and was written based upon a designation of "serious, non-attainment." The AQMP requires emissions to be reduced by 30% by 1997 through control or indirect, mobile and stationery sources. Based upon recent studies, however, the air district has been redesignated moderate, non-attainment. The MBUAPCD has agreed to apply to the State Air Resources Board to change the requirement to reduce emissions from 30% to 20%. The MBUAPCD is currently revising the AQMP and will consider this reduction.

In August 1992, an **ozone monitoring station** was installed at Siltanen Park. In 1993 it recorded five violations of ozone concentrations. The effects of the barbecue and chlorine from the new swimming pool, however, adversely affected the accuracy of the readings. The station may be relocated in 1994 and will monitor the concentration of ozone on an hourly basis and particulate matter every six days.

In August 1990, the **State Air Resources Board** determined that some violations of the ambient air quality standards for ozone were attributed to **transport** from outside the North Coast Counties Air Basin, i.e., San Francisco Bay Area. Any measures taken in the tri-county area to improve air quality cannot affect the quality of air transported from outside the air basin.

OPEN SPACE AND CONSERVATION

GOAL

OSG-316 TO PROTECT AND CONSERVE THE NATURAL RESOURCES OF THE PLANNING AREA INCLUDING PLANT AND ANIMAL HABITATS, MINERAL RESOURCES, WATER COURSES AND AIR QUALITY.

Objective

OSO-317 Minimize the disturbance or removal of native vegetation.

Policy

OSP-318 New development proposed in, or adjacent to, areas containing native plant communities shall be carefully planned and provide for the conservation and maintenance of those plants.

Actions

OSA-319 The city shall work cooperatively with qualified botanists and other agencies to develop a comprehensive list of known rare and endangered plants and animals in the planning area.

OSA-320 The city shall utilize the environmental review process to identify and mitigate impacts of development on native plant communities and valuable habitat areas.

OSA-321 Through the permit process, the city shall require that proposed development located in or adjacent to native plant communities or valuable habitat areas be planned to maximize protection of the resource.

OSA-322 Development of vacant land located within valuable habitats shall be limited to low densities, cluster developments, and/or passive recreational uses.

Policy

OSP-323 Riparian corridors shall be retained and protected.

Objective

OSO-324 Establish protective measures for habitat areas of particular environmental sensitivity and for rare or endangered animal species.

Policy

OSP-325 Environmentally sensitive habitat areas and rare or endangered animal species shall be preserved.

Actions

OSA-326 As a part of the environmental review process, the city shall require new development proposed within areas of rare or endangered wildlife habitat to prepare a site-specific survey which identifies the location and type of species present. The development shall be required to mitigate any potential impacts to such species.

OSA-327 Through the permit process, ensure land uses in or adjacent to environmentally sensitive habitats shall attempt to avoid significant impairment of an environmentally sensitive habitat area's habitat value without adequate mitigation measures.

OSA-328 The city shall identify those sites that are greater than one acre in area and contain or are located adjacent to significant habitats and encourage, where appropriate, acquisition of the habitats by the Land Trust or Nature Conservancy, or similar organizations.

Objective

OSO-329 Allow mineral resource extraction without jeopardizing surrounding land use.

Policy

OSP-330 Future mining operations should be controlled so that adverse environmental effects are prevented and that mined lands are reclaimed to a usable condition suitable to surrounding uses.

Actions

OSA-331 The city shall monitor county mining applications and provide recommendations to the county regarding mining, reclamation, and assigning costs to reclaim the land.

OSA-332 The City Attorney shall review the current mining and reclamation ordinance for legal adequacy.

Objective

OSO-333 To preserve the hillside and mountainous land in its natural condition and inherent natural beauty.

Policy

OSP-334 Land within the planning area designated as Timberland Production Zone (TPZ) shall be managed as an economic resource consistent with the intent of the Forest Taxation Reform Act.

Action

OSA-335 The city shall require timber management plans using Best Management Practices ("BMP") for timber harvest proposals in order to provide for selective, sustained yield harvesting and reforestation.

Objective

OSO-336 Protect watersheds and recharge areas.

Policy

OSP-337 The city shall maintain a storm drainage system which provides optimal flood protection and maximum groundwater recharge.

Actions

OSA-338 As part of the permit process, the city shall require the dedication of easements for natural drainage channels.

OSA-339 A permanent fund account shall be maintained by the City to manage and improve the storm drainage system.

OSA-340 The city shall maintain a program to protect all natural drainage channels from obstruction.

OSA-341 The city shall require the updated storm drainage master plan to map significant recharge areas and natural drainage channels. The master plan shall include methods to combine recharge facilities into storm drainage plans.

OSA-342 A percentage of storm drainage fees will be put into a fund to acquire recharge areas and construct improvements thereto when the need arises. These lands shall be maintained as open space and/or neighborhood parks.

OSA-343 As part of the environmental review process the city shall, in cooperation with the water district, require developers to study and mitigate any loss of recharge. Mitigations may take the form of on-site recharge, construction of recharge improvements, contributions to the program cited above, or a combination of any or all of these.

OSA-344 Any construction proposed in zones designated high protection or high management in the 1988 Todd Report and shown on Figure OS-5 shall provide a detailed hydrological evaluation to mitigate loss of recharge.

Policy

OSP-345 New developments shall minimize the amount of impervious surfaces.

Action

OSA-346 The Planning Department will encourage the use of pervious materials, such as turf block, in development projects.

Objective

OSO-347 Encourage sound water supply management practices.

Policy

OSP-348 The city shall cooperate with the water districts within the planning area to develop and implement water conservation programs.

Action

OSA-349 The city shall build and operate a tertiary treatment wastewater facility and utilize and sell treated reclaimed water. The priorities for the use of this water shall be:
1) irrigation where the tertiary treated water would replace fresh water from the aquifer,
2) high quality recharge into appropriate basins,
3) discharge into streams which have flows below historic levels,
4) commercial uses, such as construction water and irrigation of areas not in the aquifer recharge, and
5) other uses that may be deemed beneficial as determined by the City Council.

Objective

OSO-350 Protect surface water and groundwater supplies in the planning area in order to maintain them as a high quality, usable resource.

Policy

OSP-351 The city shall protect the planning area streams, creeks, ponds, and aquifers from pollution due to toxic substances, and erosive forces.

Actions

OSA-352 The city shall continue to refer identified hazardous material users to the Scotts Valley Fire District in order to prevent discharge of such materials to the surface and groundwater system.

OSA-353 The city shall continue to require siltation ponds and erosion control measures which mitigate adverse impacts to surface water bodies and groundwater basins during and after construction.

Objective

OSO-354 Maintain or improve the present air quality level within Scotts Valley.

Policy

OSP-355 The city shall consider recommendations from the Monterey Bay Unified Air Pollution Control District (MBUAPCD) to maintain and improve regional air quality.

Action

OSA-356 The city will refer projects with identifiable air quality impacts to the MBUAPCD to recommend appropriate air quality impact mitigations.

Policy

OSP-357 In order to reduce automobile related pollution, the city will plan for and encourage the use of transit, bicycles and walking as alternatives to automobile travel.

Policy

OSP-358 The city will place conditions on new industrial and commercial development appropriate to maintain federal and state ambient air quality standards.

Policy

OSP-359 The city will use the environmental review process to determine potential air quality impacts of project proposals.

GOAL

OSG-360 TO PRESERVE AND PROTECT EXISTING VIEWSHEDS AND SCENIC OPEN SPACES AND CORRIDORS.

Objective

OSO-361 Identify and designate open space where its use will conserve and maintain the scenic, tranquil, and spacious qualities of Scotts Valley.

Policy

OSP-362 An open space land use designation and conservation easements shall be considered in order to conserve and maintain those natural features, which, because of their exceptional nature, contribute to Scotts Valley's outstanding beauty.

Actions

OSA-363 Following adoption of the General Plan, the city shall revise the zoning ordinance to establish standards for open space and conservation easement dedication.

OSA-364 The city shall encourage that as part of new development proposals, areas over 40% slope are dedicated as open space scenic easements. The open space designation shall be recorded in the Office of the County Recorder.

OSA-365 Lodato Park shall be preserved as open space with passive recreational uses.

Policy

OSP-366 The city should identify accessible scenic, riparian and other corridors and establish a budget and funding sources for the acquisition of these corridors.

Actions

OSA-367 As a part of open space planning, the city should identify vista points and potential access routes to scenic corridors and open space. The city should develop funding sources to implement these visual resource identification and enhancement mechanisms.

Objective

OSO-368 Increase public access to scenic corridors and open space.

Policy

OSP-369 The city shall encourage the dedication of property and/or conservation easements to provide increased public access to scenic corridors and open spaces.

Actions

OSA-370 The city shall establish a program to acquire accessible open space and scenic resource areas either by purchase, conservation easements, dedication, or by other means, to ensure that the aesthetic qualities of the city are preserved and enhanced.

OSA-371 The city and developers will locate and construct trails and paths per the Parks Master Plan.

OSA-372 The city should develop a program of incentives to promote the dedication of desirable vista points and access easements.

Objective

OSO-373 The City's irreplacable hillside scenic resources shall be protected and preserved.

Policy

OSP-374 Predominant ridgelines shall be protected to allow clear view from streets and roads. Scenic easement shall be established to protect the ridgelines.

Actions

OSA-375 Develop a map delineating predominant ridgelines to be preserved. Modify the zoning ordinance to require placement of all structures in the hillsides below the predominant ridgelines.

OSA-376 Amend the zoning ordinance to require preservation of the natural landscape along and within 25 feet of the top of the predominant ridgeline.

GOAL

OSG-377 **TO ACHIEVE AND MAINTAIN A HARMONIOUS RELATIONSHIP BETWEEN THE NATURAL ENVIRONMENT AND MAN-MADE STRUCTURES AND LAND USES.**

Objective

OSO-378 Support land use planning techniques which will conserve and enhance the natural features and resources of Scotts Valley.

Policy

OSP-379 Site planning for development in the City shall protect and enhance the natural environment.

Action

OSA-380 Development or redevelopment plans for projects in or near City entrances shall include extensive landscaping and structures or signs that are inviting. These developments shall be submitted to the Planning Commission for design review approval.

Policy

OSP-380.1 Site planning for development in the City should include public art where it may have significant impact. *(Reso 1119.15)*

Action

OSP-380.2 The City should seek proposals for public art elements, consistent with the "urban forest" concept to be located at the entrances to Scotts Valley or other prominent locations. *(Reso 1119.15)*

Policies

OSP-381 The City shall discourage scattered development or urban sprawl which may be detrimental to the City's visual beauty and increase significantly the cost of providing City services.

OSP-382 Encourage infilling on vacant land within existing developed areas; infilling development shall be compatible with surrounding existing development. Where infilling is not feasible, new development should occur adjacent to existing urban areas where services are available or can be easily extended.

OSP-383 The city shall encourage clustering of development projects in order to minimize disturbance of natural features and resources and maximize preservation of open space.

Action

OSA-384 Amend the zoning ordinance to require clustering of development projects where natural features and resources are worthy of protection.

Policy

OSP-385 The city shall protect the visual resources of Scotts Valley by requiring that new development be integrated into the natural setting.

Actions

OSA-386 City staff and/or the Design Review Board shall conduct site inspections of the property during the design review process to determine methods of enhancing the scenic value. This requirement shall be added to the Design Review Board's Guidelines.

OSA-387 The Design Review Board shall give attention to compatibility of site planning and design with the overall scenic quality of Scotts Valley, especially through siting of development and street improvements, and landscaping and sign control restrictions. This shall be noted in the Design Review Board's Guidelines.

OSA-388 The Design Review Board shall critically review visual resource areas designated on the Scenic Viewsheds and Corridors Map (Figure OS-1) in which development is permitted for landscaping, building design and siting to enhance the scenic value of the area. The viewshed and scenic corridors map shall be made a part of the Design Review Board's Guidelines.

OSA-389 The City shall ensure native plants are used as a part of new development to integrate the man-made environment into the natural backdrop and to screen or soften the visual impact. Amend the Design Review Guidelines to incorporate this planning technique.

OSA-390 Where feasible, projects shall be planned to locate streets and open space rather than private yards along waterways, ridges or scenic vistas.

OSA-391 The City shall retain the provisions of the hillside development regulations of the zoning ordinance.

OSA-392 The City shall develop a planned development overlay zoning for all hillside development to require development to be constructed per an approved plan.

Policy

OSP-392.1 Public art, consistent with the urban forest concept and reflecting the City's historic and cultural heritage, should be incorporated into the design of public buildings and grounds, parks and recreation facilities, and public rights-of-way. Parks and Recreation Commission and Planning commission should work jointly to achieve these goals on public art projects where appropriate. *(Reso 1119.15)*

Actions

OSA-392.2 All City committees and commissions shall encourage a wide range of art media, including, but not limited to, stamped walkways, murals, paintings, and sculpture in public places. *(Reso 1119.15)*

OSA-392.3 Where feasible, the City Council should allocate funding for development of art media in City-owned facilities. *(Reso 1119.15)*

OSA-392.3.1 The City shall support the efforts of the cultural Council and other County art associations to promote public awareness of art within the City of Scotts Valley. *(Reso 1119.15)*

GOAL

OSG-393 **TO PROTECT THE PLANNING AREA'S SIGNIFICANT ARCHAEOLOGICAL RESOURCES FOR THEIR SCIENTIFIC, EDUCATIONAL AND CULTURAL VALUES AND FOR LOCAL HERITAGE.**

Objective

OSO-394 Identify and obtain information on the existence and significance of archaeological sites.

Policy

OSP-395 Working cooperatively with appropriate organizations and professionals, the City shall compile relevant information on the location and significance of its archaeological resources.

Action

OSA-396 The City has prepared an archaeological sensitivity zone map (Figure OS-2) as a part of this plan; this map shall be updated regularly by the Cultural Resource Preservation Commission based on data received from archaeological field reports.

Objective

OSO-397 Establish measures to protect potentially significant archaeological resources.

Policy

OSP-398 The archaeological sensitivity zone map shall be used, along with other appropriate data, to evaluate whether archaeological resources are threatened by proposed development projects.

Actions

OSA-399 All proposed development within high and moderate sensitivity zones shall be required to produce an archaeological field reconnaissance and report for approval by the Cultural Resource Preservation Commission.

OSA-400 Through the permit process, new development which could adversely effect archaeological resources shall be required to provide mitigation measures that avoid or substantially reduce the significant environmental effect prior to project approval.

GOAL

OSG-401 **TO CONSERVE THE PLANNING AREA'S SIGNIFICANT HISTORICAL RESOURCES.**

Objective

OSO-402 Promote the conservation of historical resources.

Policy

OSP-403 The City shall continue to maintain an up to date inventory of and encourage the maintenance of designated historical sites, structures and objects which merit protection for their historic resource value.

Actions

OSA-404 The City shall develop a program for the preservation of historical resources.

OSA-405 All proposed development on the site of an existing or former historic structure shall require a historical archaeological field reconnaissance and report prior to project consideration by the decision making body.

Objective

OSO-414 Use open space to protect human life and property from hazards such as wildfire, earthquake destruction, landslides and flooding.

Policy

OSP-415 Because of their open space and aesthetic value, creeks shall be preserved as nearly as possible in their natural state, and consistent with protection of adjacent properties.

Actions

OSA-416 The city will continue enforcement of existing flood control regulations. This will supplement the flood plain map which is part of this General Plan.

OSA-417 The city will continue to require a minimum 25' setback from the top of the bank for all projects constructed along a creek.

Policy

OSP-418 Fire Department approvals for building setback from open space or undeveloped property shall be required to insure adequate clearances from potential wildfires.

Objective

OSO-419 Minimize contamination and maximize recharge opportunities for the aquifer.

Policy

OSP-420 Utilize natural features supplemented by engineering designs to prevent contaminants from settling over recharge areas while allowing percolation of non-contaminated water into the aquifer.

Action

OSA-421 Work with the water district to identify areas where this policy should be implemented and to design, fund, construct, and maintain appropriate improvements.

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updated per 6/20/94 City Council meeting

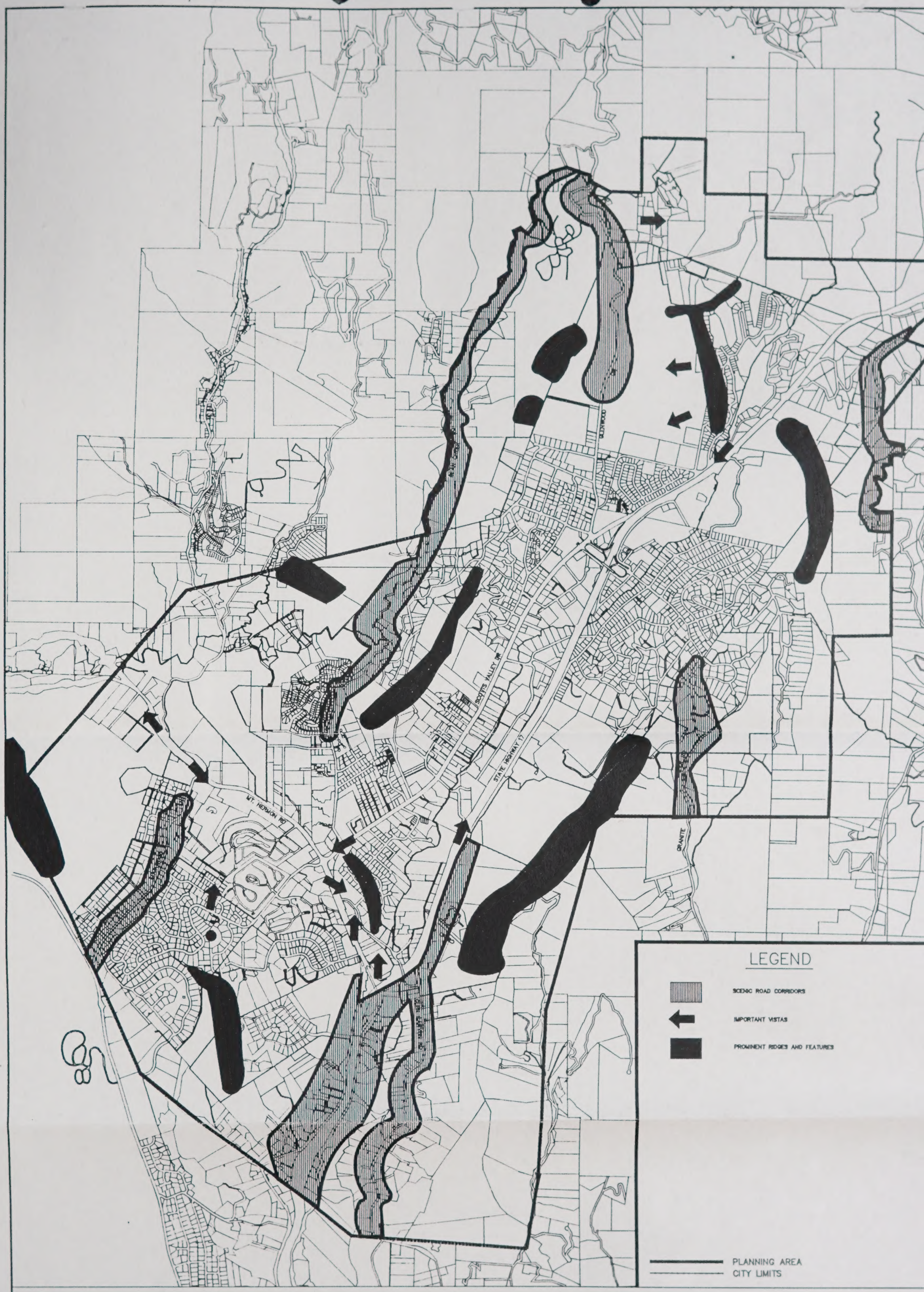

Figure:
OS–1

City of Scotts Valley

General Plan

Viewsheds and Scenic Corridors

0 500 1000 3000

FEET

DISCLAIMER

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BASE MAP: LYNX Technologies

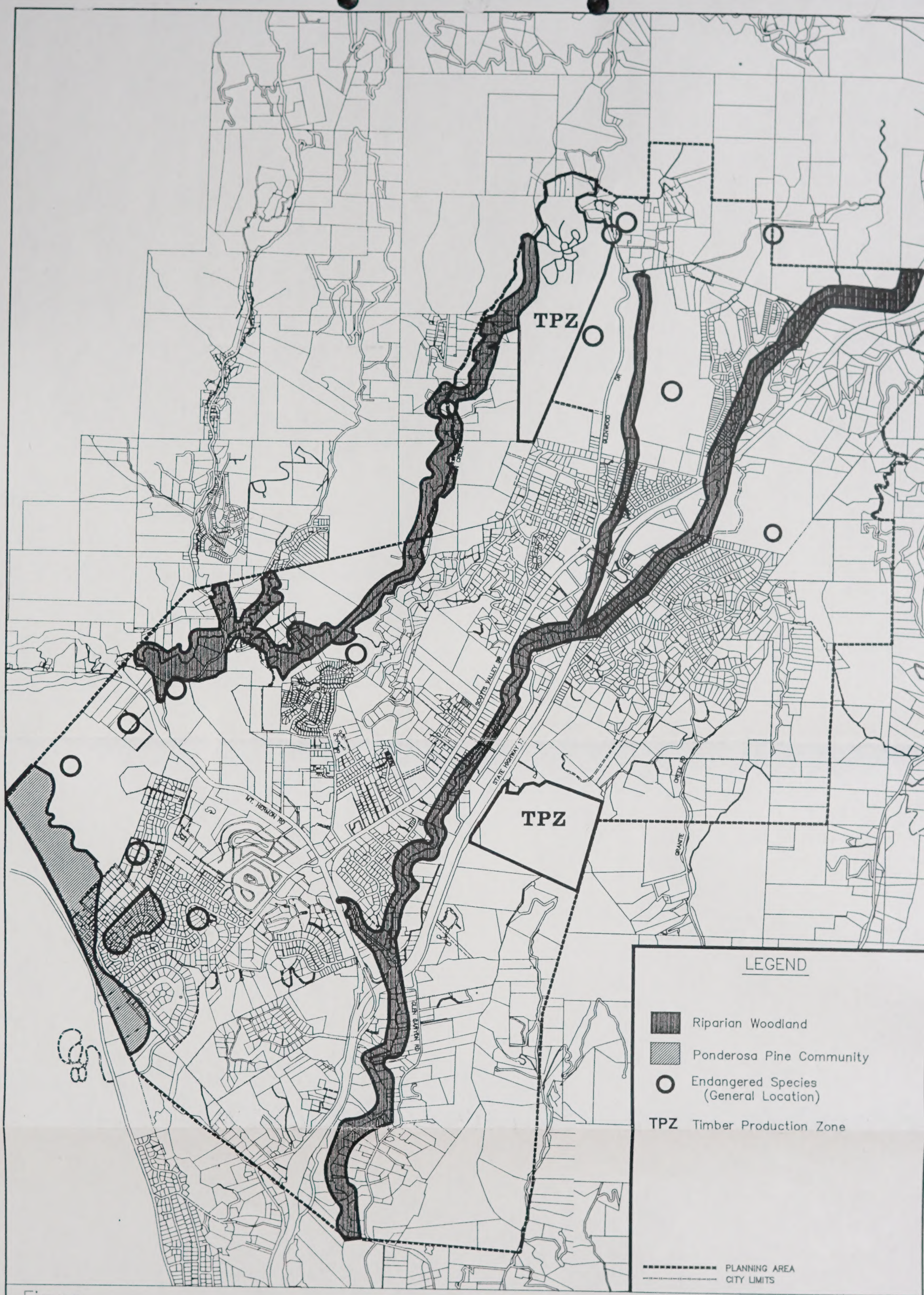

Figure:
OS-3

City of Scotts Valley
General Plan
Plant and Wildlife Habitats

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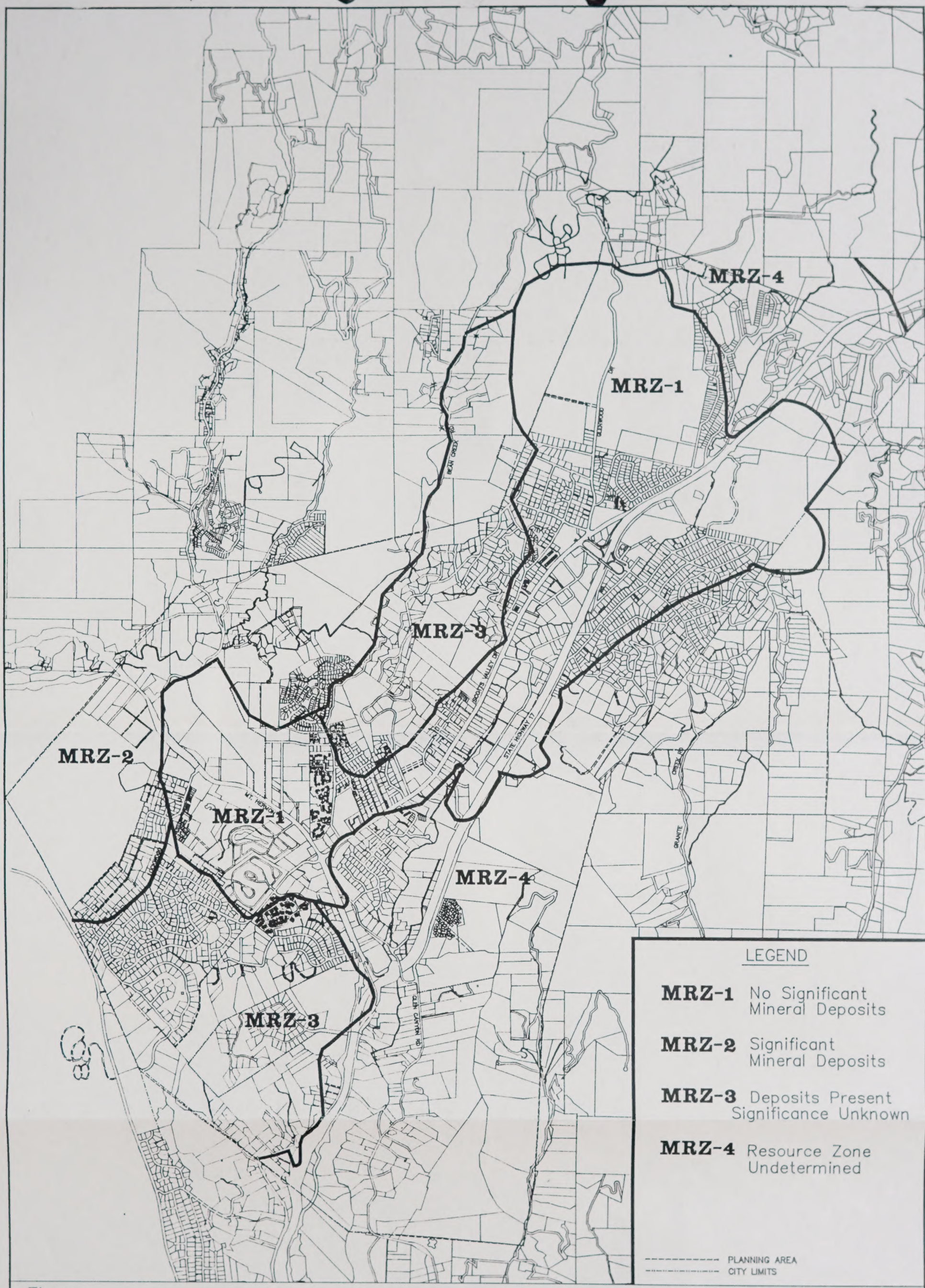

Figure:
OS-4

City of Scotts Valley

General Plan

Mineral Resource Zones

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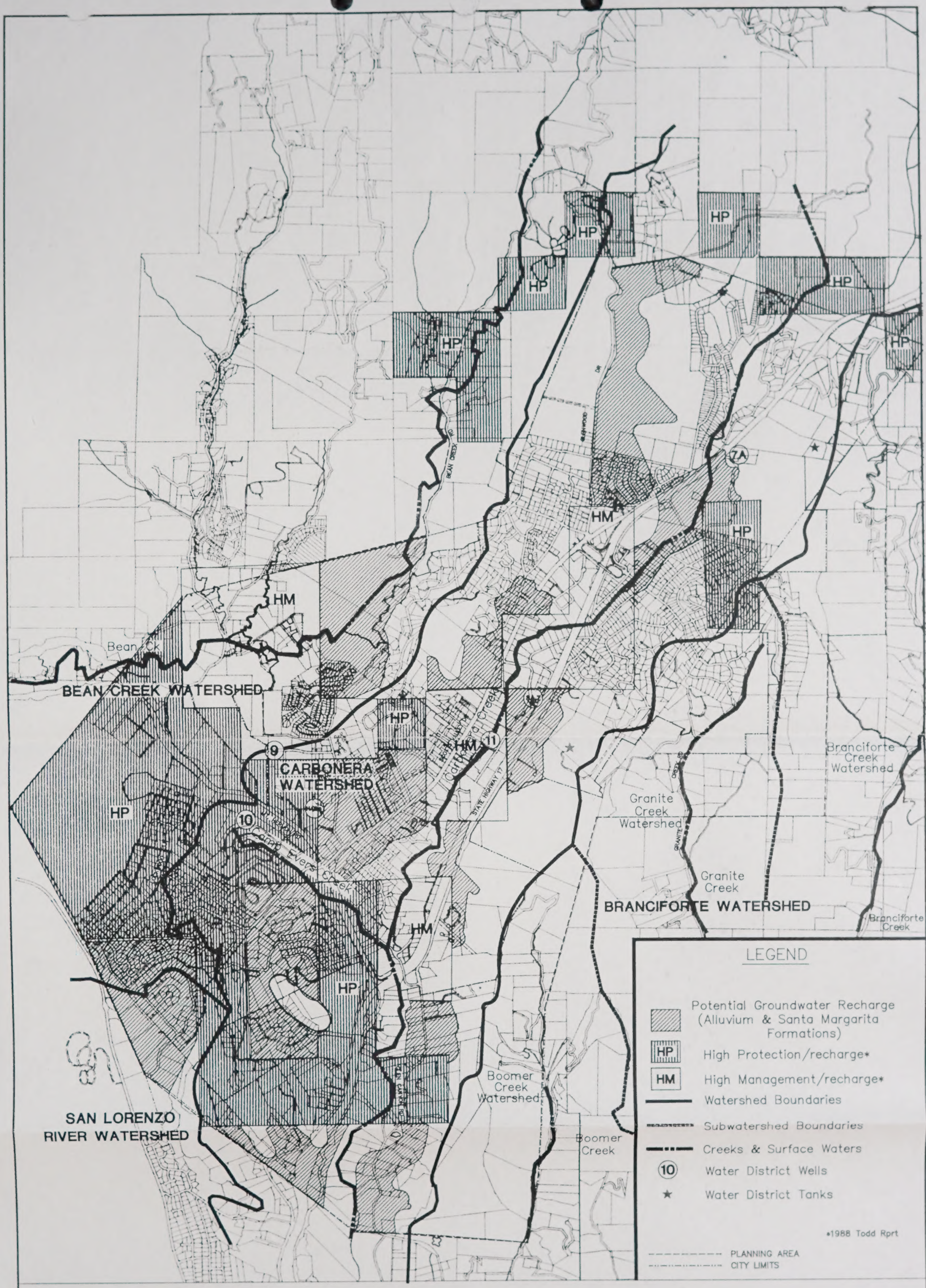

Figure:
OS-5

City of Scotts Valley
General Plan
Hydrological Resources

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BASE MAP: LYNX Technologies

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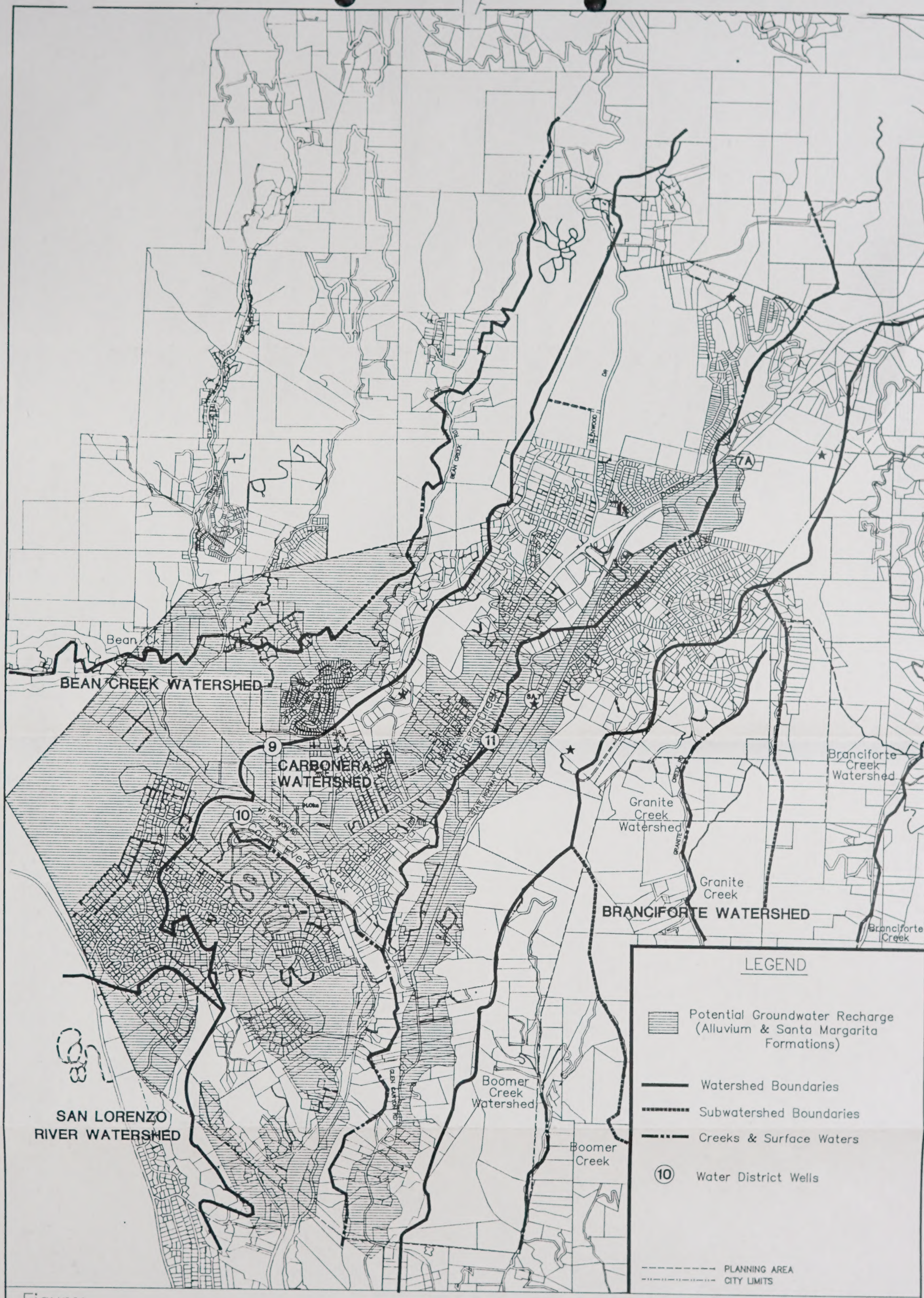

Figure:
OS–5.1

City of Scotts Valley
General Plan
Hydrological Resources

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BASE MAP: LYNX Technologies

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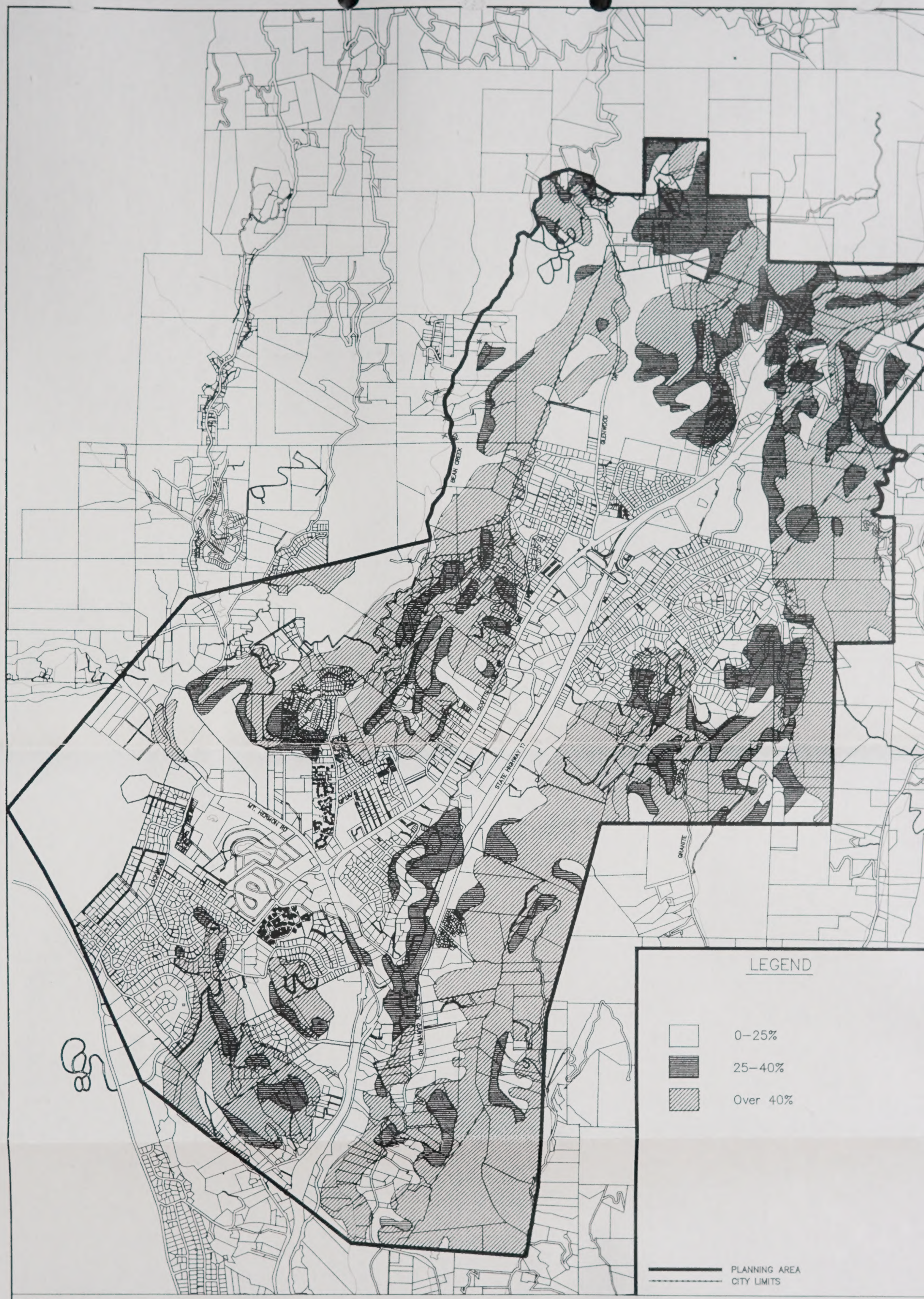

Figure:
OS–7

City of Scotts Valley

General Plan

Slopes

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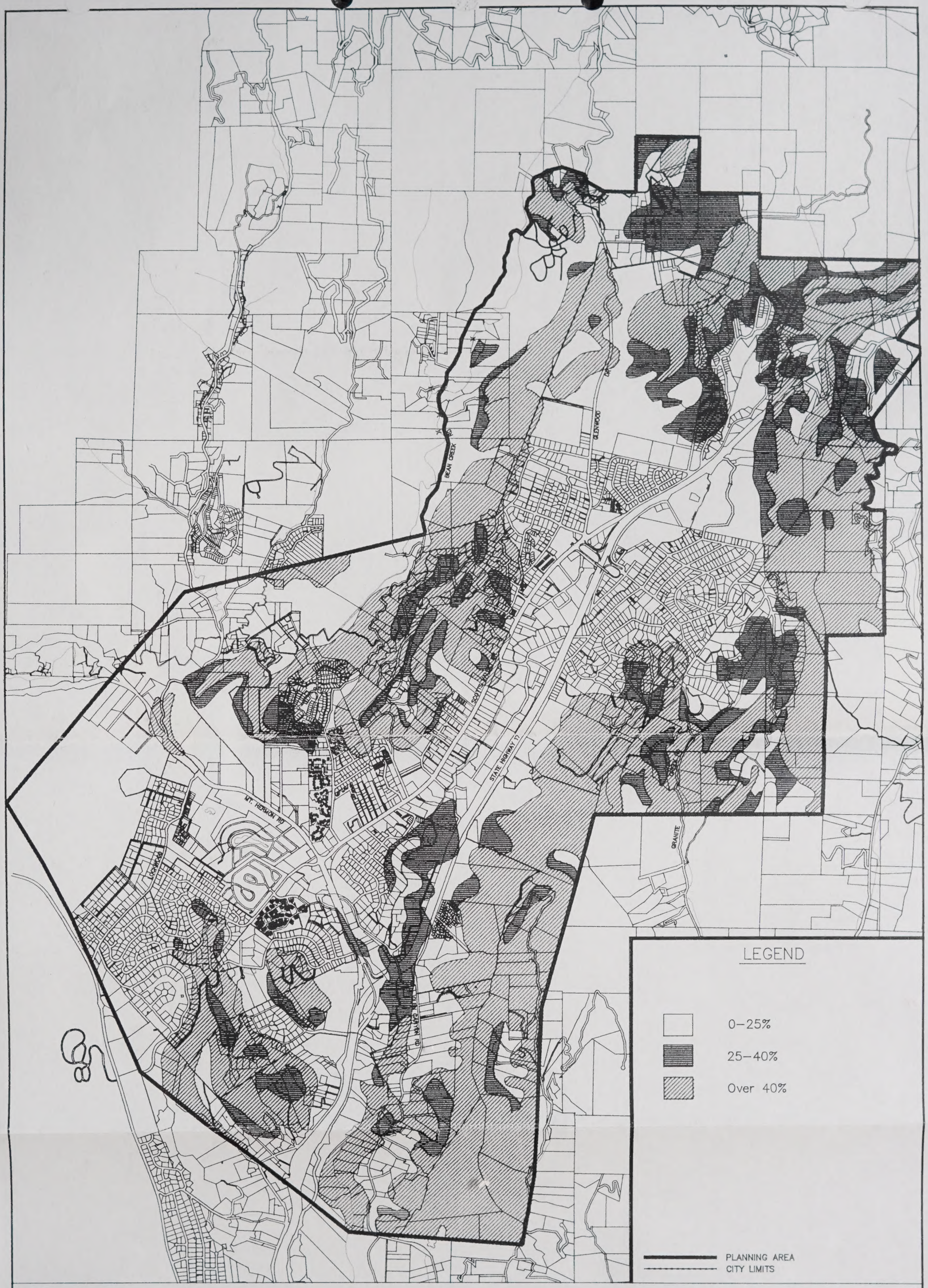

Figure:
OS–7

City of Scotts Valley

General Plan

Slopes

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